

Malaga 08328

ZIP code · NJ · New Jersey > Gloucester County > Malaga

BUYER'S MARKET

\$255K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



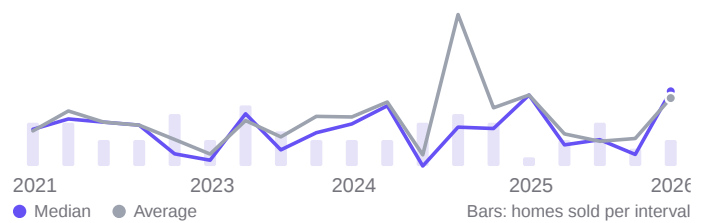
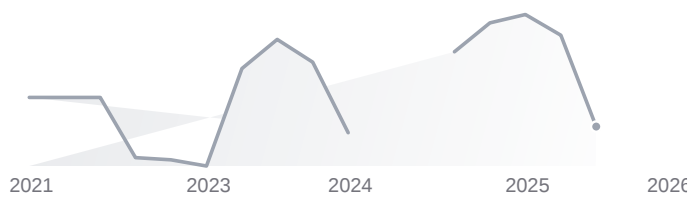
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$340K · Average \$322K

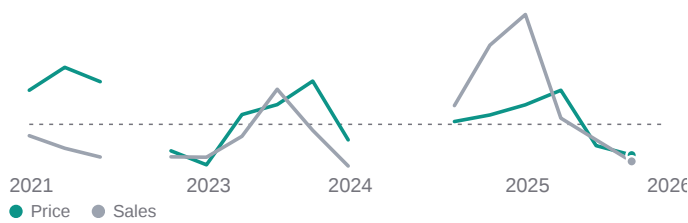


Growth (year over year)

Price -35.0% · Sales -42.1%

Price per square foot

\$211/ft²

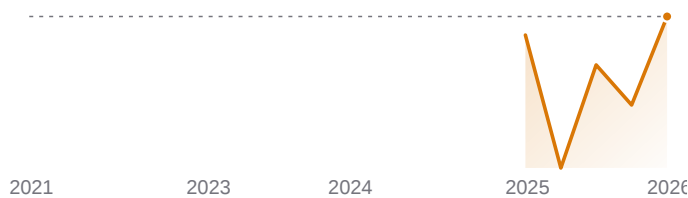


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

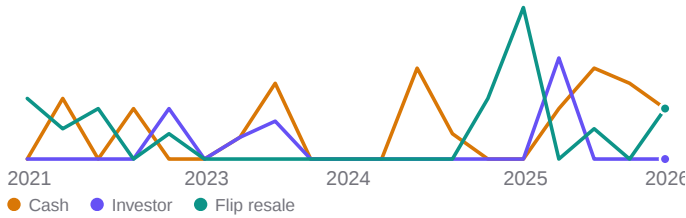
3.4%



BUYERS & OUTCOMES

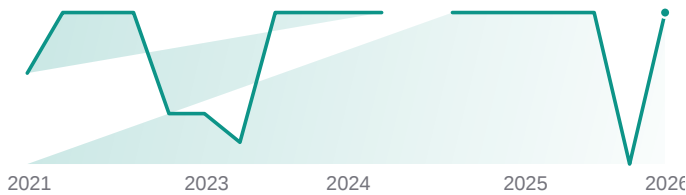
Buyer mix

Cash 33% · Investor 0% · Flip resale 33%



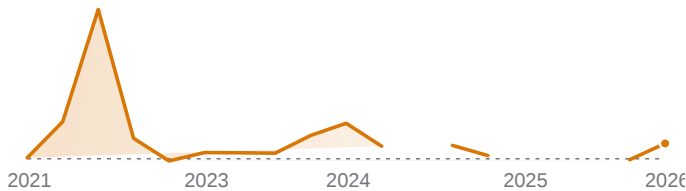
Sellers who sold at a gain

100%

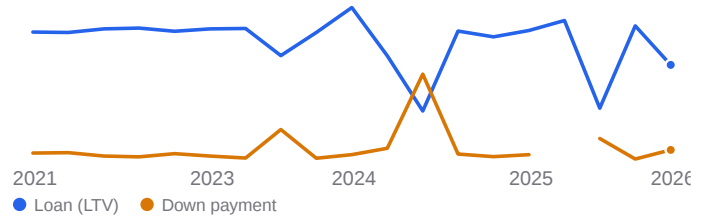


Median annualized return at resale

+9.4%

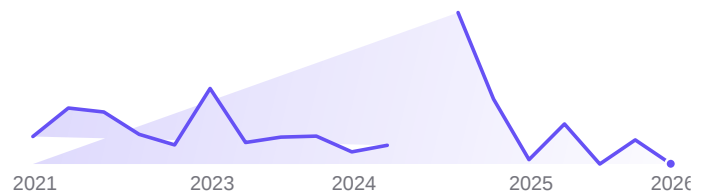


Financing (share of purchase price) Loan (LTV) 70% · Down payment 8.4%



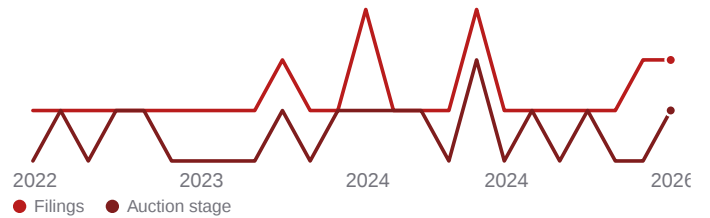
Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	413
Median value (AVM)	\$292K
Median size	1,372 ft²
Median year built	1968
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.2%
Owner occupied	77%
Company owned	12%
Median loan-to-value	49%
Typical ownership tenure	18.6 yrs

COMMUNITY

Population	926
Density	427 / mi²
Median household income	\$70K
Average household income	\$108K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	58
Homes occupied	95%
Bachelor's or higher	10%
Poverty rate	10.1%
Unemployment	1.2%
Average temp	55°F
Annual precip	46 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.